

APPROVED ON 11/15/16

**TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on Tuesday, October 18, 2016 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1 at 7:00 P.M.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
James H. Iovieno, Vice Chairman
Robin M. Clark, Secretary
Steven M. Miller, Member
James Nesdale, Alternate

OTHERS PRESENT:

Arthur Hausman, Designee of BPO
Leslie Hueffman, Clerk to the Board
Lynn K. Sadosky, Director of Public Works
Jennifer Coppola, Counsel to the Board
Mary Lee Rydzewski, Stenographer

The Chairman called the Meeting to order at 7:00 P.M.

The Chairman, Lynn Fredricksen, introduced herself and asked the Board members present to introduce themselves. The Chairman then asked if there were any changes to the Meeting Agenda.

Arthur Hausman, Blight Prevention Officer's Designee, introduced himself and was sworn in by the Stenographer and addressed the Board.

Mr. Hausman let the Board know that there were no changes to the Agenda.

The Secretary then read the first item under Public Hearing on the Agenda for 101 Powdered Metals Drive, North Haven.

PUBLIC HEARING FOLLOWED BY DELIBERATION:

- 1. PUBLIC HEARING: Continuation of Public Hearing on the appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven, to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.**

The Chairman opened the Continuation of the Public Hearing on 101 Powdered Metals Drive in North Haven at 7:01 P.M.

Jennifer Coppola, Counsel to the Board introduced herself and addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

Robin M. Clark made a Motion to Continue the Public Hearing to the Board's December 20, 2016 Meeting. James Nesdale seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen – aye
Steven M. Miller – aye

James H. Iovieno – aye
James Nesdale – aye

Robin M. Clark – aye

The Secretary then read the first item under “Other” on the Agenda for 47 Ansonia Drive, North Haven.

OTHER:

1. To discuss the status of the pending claim against 47 Ansonia Drive, North Haven, and possible action relating to same, including potential rescission of the Board’s prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.

Jennifer Coppola, Counsel to the Board, addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

An electronic mail message dated October 5, 2016 from Lori Thompson, property owner to Elio Floriano, Blight Prevention Officer, was read into the record by Attorney Coppola and marked as “Exhibit A”.

Lynn Fredricksen made a Motion to Continue the matter to the Board’s November 15, 2016 Meeting to consider whether to rescind the Board’s July 19, 2016 decision to issue a Notice of Citation to the property owner(s) of 47 Ansonia Drive, North Haven. James Nesdale seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen – aye
Steven M. Miller – aye

James H. Iovieno – aye
James Nesdale – aye

Robin M. Clark – aye

The Secretary then read the second item under “Other” on the Agenda for 14 Central Avenue, North Haven.

2. To discuss the status of the pending claim against 14 Central Avenue, North Haven, and possible action relating to same, including potential rescission of the Board’s prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.

Jennifer Coppola, Counsel to the Board, addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

Lynn K. Sadosky, Director of Public Works, introduced herself and was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Ms. Sadosky and they were answered.

Lynn Fredricksen made a Motion to Rescind the Board's August 16, 2016 decision to issue a Notice of Citation to the property owner(s) of 14 Central Avenue, North Haven as the property was remedied. James H. Iovieno seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen – aye	James H. Iovieno – aye	Robin M. Clark – aye
Steven M. Miller – aye	James Nesdale – aye	

The Secretary then read the third item under "Other" on the Agenda for 1687 Hartford Turnpike, North Haven.

3. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 1687 Hartford Turnpike, North Haven.

Arthur Hausman, Blight Prevention Officer's Designee, addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Gary Faiman, property owner of 1687 Hartford Turnpike, North Haven was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Faiman and they were answered.

Lynn K. Sadosky, Director of Public Works, addressed the Board.

The Board asked questions of Ms. Sadosky and they were answered.

Jennifer Coppola, Counsel to the Board, addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

Photographs of the 1687 Hartford Turnpike, North Haven property dated October 18, 2016 were shared with the Board by Attorney Coppola and marked as "Exhibits A1 through A5". Mr. Faiman also reviewed the photographs.

Lynn Fredricksen made a Motion to Continue the matter to its November 15, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue to the property owner(s) of 1687 Hartford Turnpike, North Haven. Steven M. Miller seconded the motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen – aye	James H. Iovieno – aye	Robin M. Clark – aye
Steven M. Miller – aye	James Nesdale – aye	

The Secretary then read the fourth item under “Other” on the Agenda for 2 Old Orchard Road, North Haven.

4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 2 Old Orchard Road, North Haven.

Arthur Hausman, Blight Prevention Officer’s Designee, addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Jennifer Coppola, Counsel to the Board, addressed the Board.

An electronic mail message dated October 18, 2016 from John DeNicola, property owner to Jennifer Coppola, Counsel to the Board, was read into the record and discussed with the Board by Attorney Coppola and marked as “Exhibit A”.

The Board asked questions of Attorney Coppola and they were answered.

Lynn K. Sadosky, Director of Public Works, addressed the Board.

The Board asked questions of Ms. Sadosky and they were answered.

Robin M. Clark made a Motion to Continue the matter to the Board’s November 15, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue to the property owner(s) of 2 Old Orchard Road, North Haven. Steven M. Miller seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen – aye	James H. Iovieno – aye	Robin M. Clark – aye
Steven M. Miller – aye	James Nesdale – aye	

The Secretary then read the fifth item under “Other” on the Agenda for 416 Pool Road, North Haven.

5. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 416 Pool Road, North Haven.

Arthur Hausman, Blight Prevention Officer’s Designee, addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Lynn K. Sadosky, Director of Public Works, addressed the Board.

The Board asked questions of Ms. Sadosky and they were answered.

Jennifer Coppola, Town Counsel, addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

Lynn Fredricksen made a Motion to Issue a Notice of Citation to the property owner(s) of 416 Pool Road, North Haven. Steven M. Miller seconded the motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen – aye	James H. Iovieno – aye	Robin M. Clark – aye
Steven M. Miller – aye	James Nesdale – aye	

MINUTES:

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the September 20, 2016 Meeting. James H. Iovieno seconded the Motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen – aye	James H. Iovieno – aye	Robin M. Clark – aye
Steven M. Miller – aye	James Nesdale – aye	

ADJOURNMENT:

There being no further business, Steven M. Miller moved to adjourn the Meeting. James Nesdale seconded the Motion. All were in favor. The Meeting adjourned at 8:19 P.M.